



## DEPARTMENT OF PLANNING AND BUILDING

**TO:** Board of Supervisors

**FROM:** Stephanie Fuhs, Planning and Building Department

**VIA:** Ellen Carroll, Planning Manager/Environmental Coordinator

**DATE:** May 19, 2015

**SUBJECT:** Submittal of a resolution approving and accepting an Open Space Agreement Granting an Open Space Easement to the County of San Luis Obispo for Parcel Map CO 07-0171 with Stephen S. May and Ane R. May, Trustees of the May Family Trust dated September 9, 2004. District 3.

### Recommendation

It is recommended that the Board adopt and instruct the Chairperson to sign the resolution approving and accepting the Open Space Agreement Granting an Open Space Easement to the County of San Luis Obispo for Parcel Map CO 07-0171 with Stephen S. May and Ane R. May, Trustees of the May Family Trust dated September 9, 2004.

### Discussion

Attached is an open space agreement that was required as a condition of approval for Parcel Map CO 07-0171. The open space easement was required to comply with cluster subdivision standards of the Land Use Ordinance as well as to protect biological resources on the project site.

The project is a Tentative Parcel Map and Conditional Use Permit for a cluster subdivision of an existing approximately 32 acre parcel resulting in: three residential parcels of 2.94, 3.25, and 3.30 acres each and an approximately 22 acre non-buildable open space parcel. The proposed project is within the Residential Rural land use category and is located on the east side of See Canyon Road, approximately 1,200 feet north of San Luis Bay Drive, approximately 1.5 miles north of the community of Avila Beach. The project was approved by the Subdivision Review Board on November 1, 2010.

The area included in the open space easement is 22.75 acres. The total project site is 32.34 acres.

The attached open space agreement is found to be consistent with the County's general plan.

### Other Agency Involvement

County Counsel prepared the agreement and approved the resolution and document as to form and legal effect.

### Financial Considerations

None.

**Results**

Approving and accepting the open space agreement will provide for protection of biological resources on the project site. The easement is consistent with the County goal of promoting a healthy and livable community.